

Memorandum



Date: June 5, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

Agenda Item No. 5(L)

From: George M. Burgos
County Manager

Subject: Governmental Facilities Hearing Application GF07-03
Arcola Branch Public Library General Plan

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the General Plan for the erection, construction and operation of the Arcola Branch Public Library. This item was prepared by the General Services Administration (GSA) at the request of the Miami-Dade Public Library System.

LOCATION: 799 NW 81ST Street, in Northwest Miami-Dade County, Florida.

COMMISSION DISTRICT: 2

COMMISSION DISTRICT(S)
IMPACTED: Countywide

BACKGROUND: A 9.34-acre parcel of land was acquired on May 4, 2006 pursuant to Board of County Commissioners' Resolution R-333-06. The acquisition was the culmination of an extensive search to locate one or more parcels sufficient to accommodate the needs of three County agencies: Miami-Dade Police Department, Community Action Agency and Miami-Dade Public Library System.

Approximately 8.34 acres of the 9.34 acre site is zoned BU-2 (Business); the remaining acreage is zoned RU-1 (Residential). The Miami-Dade Police Department's planned construction of a district station on its five-acre portion of the site complies with current zoning and will not require a Governmental Facilities public hearing. By Resolution R-362-07, on March 20, 2007, the Board of County Commissioners approved the Community Action Agency's General Plan for a regional childcare center to be constructed on the northwestern 2.17 acres of the parcel. The Library portion of the site also contains 2.17 acres, and is the subject of this hearing application.

JUSTIFICATION: The proposed 9,670 square foot Neighborhood Library with auditorium will provide a wide range of programs and services aimed at meeting the immediate needs of the local community. A collection of over 25,000 items will enable residents to satisfy most of their informational needs without having to travel to other

facilities, such as those located in the northwest and Aventura areas of Miami-Dade County. The auditorium will provide needed space for community meetings, senior citizen activities and small entertainment performances. Based on preliminary studies, we have no doubt that the construction of this facility will significantly enhance the quality of life for the residents in this area of unincorporated Miami-Dade County.

FACILITY DESCRIPTION:

The layout of this neighborhood library will be very similar to that of a modern bookstore, with the added benefit of access to hundreds of online databases. Key design elements include clear routes for practical and safe public flow, easy staff supervision, efficient use of spaces for storage and display of materials, and other design features to simplify access to library services. The two main points for service delivery in the lobby will be a Customer Service Desk and an Information Desk.

Technology areas for both adults and children are to be equipped with networked computer workstations housing approximately 16 desks for adults and 6 desks for children. The layout will allow for each section to be supervised from a central Service Desk. Additionally, integrated book stacks containing 25,000 circulating book volumes will be interspersed throughout the building in several lounge seating areas. Parking for the library patrons, staff and the disabled will be ample and in accordance with ADA requirements, including a curbside book return and a bicycle rack.

The adjacency of local schools will allow the library to sponsor a variety of curriculum-related programs during the year. In addition, as requested by surrounding communities within District 2, a multi-purpose auditorium has been included to house a mix of events such as group work, individual and group tutoring, storytelling, lectures, concerts, community meetings, video presentations, art exhibits, and other similar activities.

DEVELOPMENT:

The facility was designed by General Services Administration and the plans are currently being reviewed by the Building Department. An agenda item requesting approval to advertise for construction bids will be brought before the Board in July, 2007.

FUNDING SOURCES:

This project is budgeted in the Library Department's Capital Plan, as approved by the Board of County Commissioners, utilizing Ad Valorem funds. The project budget is \$5,428,000.00.

SITE REVIEW

The Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regards to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The Committee reviewed this project on February 28, 2007. The Library Department has addressed the issues raised during the review process, ultimately satisfying all requirements of the Committee and receiving unanimous approval in March 2007.

COMMUNITY COUNCIL:

The project was presented to Community Council # 8 on March 14, 2007. Council members were fully supportive of the project and recommended the approval of the application request.

PUBLIC HEARING:

Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a facility in the unincorporated areas of Miami-Dade County, a favorable public hearing before the Board of County Commissioners is required. The Board may only authorize use, construction and operation of such facilities after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility upon surrounding properties. These factors are addressed in the attached report from the Miami-Dade County Site Review Committee.

MONITOR:

Karen Townsend Leigh



Assistant County Manager

Memorandum



Date: March 22, 2007

To: George M. Burgess
County Manager

From: Miami-Dade County
Site Review Committee

Subject: Governmental Facilities Hearing for Arcola Branch Library General Plan
GF07-03

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the General Plan to construct and operate the Arcola Branch Library, located at 799 NW 81st Street, in Northwest Miami-Dade County. This application was reviewed by the Site Review Committee. The Miami-Dade County Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the facility, its impact upon the surrounding communities, and similar considerations.

BACKGROUND

A 9.34-acre parcel of land was acquired on May 4, 2006 pursuant to Resolution R-333-06. The acquisition was the culmination of an extensive search to accommodate the facility needs of three separate agencies: Miami-Dade Police Department, Community Action Agency and Miami-Dade Public Library System. Following careful review, these agencies were able to confirm the suitability of the site for shared use. Approximately 8.34 acres of the 9.34 acre site is zoned BU-2 (Business) and the remaining acreage is zoned RU-1 (Residential).

Miami-Dade Police Department's five-acre portion of the site is in compliance with the present zoning designation and will not require a Governmental Facilities public hearing in order to construct the station. On March 20, 2007, by Resolution R-362-07, the Board of County Commissioners approved the Community Action Agency's 2.17 acre general plan of a regional childcare center to be constructed on the northwest portion of the parcel. The Library portion of the site contains 2.17 acres and it is the subject of this application.

PROJECT DESCRIPTION

The proposed Library Building, comprised of 9,670 square foot, will provide a wide range of programs and services aimed to serve the immediate needs of the local community.

In order to be supportive of the public and staff, functionality and comfort have been priorities throughout the planning of this facility. Construction and design will conform to local building codes for its use as a public building.

FACILITY DESCRIPTION

The planning and design of this neighborhood library has been very similar to that of a modern bookstore with hundreds of online databases. Key elements include clear routes for practical and safe public flow, easy staff supervision, efficient use of spaces for storage of materials, as well as active inducements for casual users. There will be two main points of service around the lobby area: a Customer Service Desk and an Information Desk.

Technology areas for both adults and children are to be equipped with networked computer workstations housing approximately 16 desks for adults and 6 desks for children. The layout will

allow for each section to be supervised from a central Service Desk. Additionally, the library will have integrated book stacks for 25,000 circulating book volumes interspersed around several lounge seating areas throughout the building. Parking for the library patrons, staff and the disabled will be ample and in accordance with ADA requirements, including a curbside book return and a bicycle rack. The adjacency of local schools to this library will allow the facility to sponsor a variety of curriculum related programs during each year. As requested by surrounding communities within District # 2, a multi-purpose auditorium has been included to house a mix of events ranging from group work, individual and group tutoring, storytelling, lectures, concerts, community meetings, video presentations, art exhibits, or other similar activities.

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP)

The Adopted 2005 and 2015 Land Use Plan (LUP) of the Comprehensive Development Master Plan (CDMP) designates the subject property as Low-Medium Density Residential Use (6 to 13 dwelling units per acre) along the western 2/3 of the site and Business and Office Use along the remaining 1/3. Libraries are permitted within all urban land use categories contained in the Land Use Element section describing the Institutional and Public Facility section, which reads: Neighborhood/or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.

Residential Communities

The areas designated Residential Communities permit housing types ranging from detached single family to attached multifamily buildings, as different construction systems. Also permitted in Residential Communities are neighborhood and **community services** including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of development, mix of land uses, and their relationship.

Business of Office

The Comprehensive Development Master Plan's (CDMP) Adopted 2015 and 2025 Land Use Plan map designates the subject property for Business and Office use along the eastern 1/3 of the site (3.99 acres net). To the east, across NW 7th Avenue are retail areas under the Business and Office land use designation.

This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.

The operation of a Public Library is permitted in all areas designated as Residential and Business and Office as described in the Land use Element. As such, the proposed use is consistent with the CDMP.

Also, the following section of the Land Use Element discusses public facilities:

Institutions, Utilities and Communications

Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communications facilities should generally be guided away from residential areas, however. When considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.

The application also furthers the following Policies of the Land Use Element of the CDMP:

Policy LU-1D

In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic.

Policy LU-2B

Priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) map. Second priority shall support the staged development of the Urban Expansion Area (UEA). Urban services and facilities which support or encourage urban development in Agriculture and Open Land areas shall be avoided, except for those improvements necessary to protect public health and safety and which service the localized needs of these non-urban areas.

Policy LU-4A

When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

Policy LU-4D

Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.

Policy LU-5C

All planning activities pertaining to development and redevelopment and the provision of public services and facilities in Miami-Dade County shall be consistent with the "Population Estimates and Projections" contained in this Element, and with the locations and extent of future land uses as identified by the LUP map and its interpretative text. Plans for providing public facilities and

services in Miami-Dade County shall be updated by the responsible service providers as soon as possible after filing of applications to amend the CDMP population projections, and the corresponding elements for the CDMP shall be updated in association with the updating of the facility/service plans.

EXISTING LAND USE PATTERN

Subject Property:

BU-2, RU-1; Vacant

Surrounding Properties:

NORTH: BU-3, RU-1; Commercial
Single-family residences.

SOUTH: RU-2; single-family
Residences

EAST: BU-2; Retail.

WEST: RU-2; two-family
Residences.

LAND USE PLAN DESIGNATION

Business and Office and Low-Medium
Density Residential; 6 to 13 dua

Low Density Residential
2.5 to 6 dua

Low-Medium Density Residential,
6 to 13 dua.

Business and Office.

Low-Medium Density Residential,
6 to 13 dua.

IMPACT OF FACILITY ON SURROUNDING LAND USE

The 9,670 square foot Branch Library will serve the informational, educational and recreational needs of the surrounding community and will occupy the northeast corner of the site. Other portions of the subject site will house a Miami-Dade County District Police Station and a Head Start Center. The proposed library facility will house a collection of over 25,000 items to allow residents to meet most of their informational needs. Over 20 computer workstations will provide access to the internet and online databases. The facility will be well-landscaped and its architectural scale will be in harmony with the surrounding community. Additionally, the library will not increase auto traffic in the surrounding area as said use is not visited continually by community residents as would be, for example, a shopping center or office building. Staff notes that the proposed site plan depicts abundant landscaping on all four sides of the property, which will help mitigate any negative impacts on the surrounding neighborhood.

STAFF RECOMMENDATIONS:

The **Department of Planning and Zoning** recommends that this application be approved, subject to the following conditions:

1. That a plot plan be submitted to and meet the approval of the Director of the Department of Planning and Zoning; said plan to include among other things, but not limited to, location of building or buildings, type and location of signs light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That the applicant submit to the Director of the Department of Planning and Zoning for its review and approval at the time of building permit, a landscaping plan which complies with Chapter 18A and indicates the type of plant material and size to be installed prior to final construction sign off.

The **Public Works Department – Right-of Way Division** has reviewed the application and recommends approval of the proposed plan.

The **Public Works Department – Traffic & Highway Engineering** has reviewed the application and provides the following comments:

Highway Division

- Currently, Public Works Department (PWD) has a proposed roadway project adjacent to the proposed library site. The project includes:

Project: NW 7th Avenue from NW 6th Street to NW 119th Street

Description: Reversible Lanes

Status: Consultant selection process underway. Please contact Miguel J. Riera, P.E., Project Manager, at (305) 375-5820, for more information.

- Please be advised that NW 81st Street (SR 934) and NW 7th Avenue (SR 7) are part of the State Highway System. The Florida Department of Transportation (FDOT), in the 2007 TIP, includes the following projects in the area:

Project: SR 7/NW 7th Avenue from NW 79th Street to NW 107th Street (FDOT #2500812, 2007 TIP Section A1, Pg 13 of 157)

Description: Landscaping

Status: Proposed funding for Preliminary Engineering (PE) in FY 2006-2007, Proposed funding for Construction (CST) in FY 2008-2009. Please contact Steven Craig James, R.L>A., FDOT, at (305) 470-5463, for more information.

Project: SR 934/NW 79 Street from NW 13 Court to Biscayne Bay (FDOT #4209041, 2007 TIP Section A1, Pg 107 of 157)

Description: Right of Way Acquisition

Status: Proposed funding for ROW in FY 2006-2007.

NOTE: FDOT has a Project Development and Environment Study (PD&E) for the area. Please contact Rene De Huelbes, P.E., FDOT, at (305) 470-5308, for more information.

Also, please be advised that FDOT in the 2030 LRTP, has listed as Priority II (planned to be funded between 2010 and 2015) an Intelligent Transportation Systems (ITS) project, which includes closed circuit television (CCTV), roadway sensors, arterial dynamic message signs, and wireless communications along:

- US 441 from US1 to Broward County Line
- NE/NW 79th Street from Homestead Extension of Florida's Turnpike (HEFT) to A1A

Please contact Rory Santana, P.E. (FDOT ITS, Tel (305) 470-6934), Debora Rivera, P.E., (Traffic Operation, Tel: (305) 470-5335, and Robert Williams, P.E., P.T.O.E. (MDPWD Traffic Signals and Signs, Tel: (305) 592-8925) for more information.

Please be advised that PWD permit will be required for this project. Please contact the PWD Permit Section, at (305) 375-2142, for more information.

Traffic Engineering Division

- Include Library guide signs posted in accordance with FHWA Standard Highway Signs Manual (GUIDE SIGNS). Use MUTCD Specified 1-8 Library Signage.

Miami-Dade Fire Rescue has reviewed the application and provides the following comments:

The closest fire rescue station to this project is Miami Shores Fire Rescue Station # 30 located at 9500 NE 2nd Avenue. This station is equipped with a Rescue and an Advance Life Support Engine and permanently staffed with 7 firefighters/paramedics. During Fiscal Year 06-07 Miami-Dade Fire Rescue will enhance services by placing Rescue # 67 at Station # 7 located at 9350 NW 22nd Avenue to address the increase in call volume until completion of the new station.

Additionally, the Arcola Fire Rescue Station is programmed for completion in December 2008. The station will be located at 1275 NW 79th Street. This project must comply with Uniform Fire Safety Rules and Standards. All site plans must be reviewed by Fire Engineering and Water Supply Bureau located at 11805 SW 26th Street, 786-315-2771.

The Public Works Department (Land Development)

A Waiver of Plat is required. Access approval will be required from the Florida Department of Transportation (FDOT).

The **Miami-Dade Water & Sewer Department (MDWSD)** recommends the application with the following conditions:

Water:

Connect to any of the existing twenty (20) inch and/or eight (8) inch water main(s) in NW 83 Street respectively.

Any public water main extension within the property shall be twelve (12) inch minimum in diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) P.O.C. Separate connections for fire lines and fire hydrants are required.

Sewer:

Connect to any of the existing eight (8) inch gravity sewer(s) in NW 7th Avenue and/or NW 83rd Street. If unity of title does not apply, then any gravity sewer extension within the property shall be public and eight (8) inch minimum in diameter.

General Notes:

The size of the required water mains will depend upon the subject property's approved zoning, being twelve (12) inch minimum in diameter required for high density residential, commercial, business, industrial hospitals, public buildings, etc. and eight (8) inch minimum in diameter required for low and medium density residential zonings.

Please note that improvements to the sewer system may be required based on the project's sewage flow to be discharged into MDWSD system and the condition of the sewage pump station(s) receiving the referenced sewage flow at the time a request is sent to the MDWSD.

Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in the Settlement Agreement between the Florida Department of Environmental Protection ("DEP") and the County dated July 27, 1993, the First Amendment to Settlement Agreement between DEP and County dated December 21, 1995, the First Partial Consent Decree and the Second and Final Partial Consent Decree entered in the United States of America Environmental Protection Agency vs. Metropolitan Dade County (Case Number 93-1109 CIV-MORENO), as currently in effect or as modified in the future, and all other current, subsequent or future agreements, court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, State of Florida and/or any other governmental entity, and all other current, subsequent or future enforcement and regulatory actions and proceedings.

The **Office of ADA Coordination** stated that the site plan was fairly well developed and allows the department to extend these comments:

The Office of ADA Coordination has no objection to the proposed development. However, Drop Off at the main entrance should be clearly delineated following the requirements in Chapter 11.4.6.6 of FBC. The radius depicting the drop off area as indicated in the site plan might not be appropriate. Book drops devices might conflict with accessible routes. This might be considered when crafting the final design plan. Two accessible spaces located at the north side of the facility need only one (1) accessible aisle as opposed to the three (3) provided. Detectable warnings should be provided at all driveways crossing the path of travel. Sidewalks curb cuts, path of travel from bus stops and connecting sidewalks/walkways should be clearly indicated and with enough information to demonstrate proper slopes and cross slopes.

The **General Services Administration CMRS Division** has reviewed the application and has no objection to the site plan as presented to the Site Review Committee.

The **Department of Environmental Resources Management (DERM)** has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public Water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with the Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards, subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted, if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require

the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted, in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat, or public works approval of paving and drainage plans. The applicant is advised to contact DERM for further information regarding permitting procedures and requirements.

All Stormwater shall be retained on-site utilizing property designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order.

Pollution Remediation:

The subject property has no records of current contamination assessment or remediation issues on-site. However, the applicant is advised that there are records of petroleum contamination on the abutting right-of-way to the east of the subject property (i.e., NW 7th Avenue), associated with a spill documented on the northbound lane, tracked under DERM Permit UT-836/File-426, Miami Lincoln Mercury, 8101 NW 7th Avenue. The referenced contamination is currently pending a Site Assessment Report.

Hazardous Materials Management

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the DERM Industrial Facilities Section concerning required management practices.

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property will require operating permits from DERM. It is, therefore, suggested that the applicant contact DERM concerning operating permit requirements.

Fuel Storage Facilities

Section 24-45 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The applicant is advised to contact the Storage Tank Section of DERM concerning permitting requirements for fuel storage facilities.

Wetlands:

The subject property does not contain jurisdictional wetlands as defined in Sections 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (USACOE) (305-526-7181), the State of Florida Department of Environmental Protection (FDEP) (561-681-6600) and the South Florida Water Management District (SFWMD) (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation:

According to the site plan submitted with the zoning application, specimen-sized trees (trunk diameter 18 inches or greater) may be impacted. Section 24-49.2 of the Code requires preservation of specimen trees whenever reasonably possible. Prior to the removal or relocation of any tree on-site, which is subject to the Tree Preservation and Protection provisions of Chapter 24, a Miami-Dade County Tree Removal Permit, which meets the requirements of Sections 24-49.2 and 24-49.4 is required. Be advised that, pursuant to Section 24-49.2(II) (1), evaluation of permit applications for the removal of specimen trees include, but is not limited to, factors such as size and configuration of the property as well as any proposed development, location of trees(s) relative to any proposed development, and whether or not the trees(s) can be preserved under the proposed plan or any alternative plan.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Concurrency Review Summary:

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development, as specified in the adopted CDMP for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency to the comments and conditions contained herein. This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

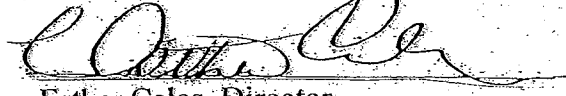
MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

APPLICATION GF07-03

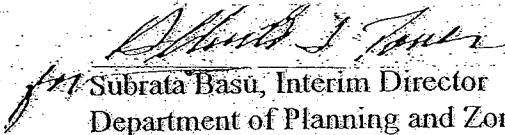
ARCOLA BRANCH LIBRARY GENERAL PLAN



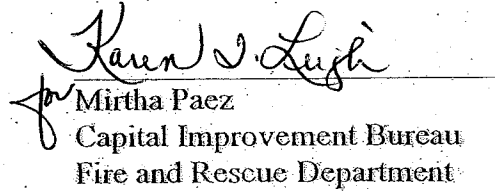
Esther Calas, Director
Public Works Department
Right-of-Way Division



Esther Calas, Director
Public Works Department
Traffic & Highway Division



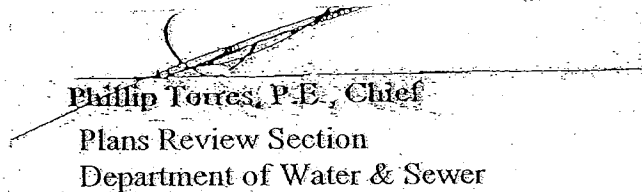
for Subrata Basu, Interim Director
Department of Planning and Zoning



for Mirtha Paez
Capital Improvement Bureau
Fire and Rescue Department



Jose Gonzalez, P.E., Assistant Director
Department of Environmental
Resources Management



Phillip Torres, P.E., Chief
Plans Review Section
Department of Water & Sewer



Wendi J. Norris, Director
General Services Administration



MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: June 5, 2007

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 5 (L)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☒ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5 (L)
06-05-07

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ERECTION,
CONSTRUCTION AND OPERATION OF THE GENERAL
PLAN FOR ARCOLA BRANCH LIBRARY ON A 2.17-
ACRE PORTION OF COUNTY OWNED PROPERTY
LOCATED AT 799 NW 81ST STREET, IN COMPLIANCE
WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE
COUNTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference, and has conducted a public hearing in compliance with the provisions of Section 33-303 of the Code of Miami-Dade County, Florida,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that

Section 1. This Board hereby finds that the construction and operation of the general plan for the Arcola Branch Library on a 2.17 acre portion of County owned land, located at 799 NW 81st Street, more specifically described as follows:

SEE ATTACHED EXHIBIT A

Is necessary to provide for and protect the public health, safety and welfare of the citizens residents of Miami-Dade County, Florida and in so finding, has considered, among other factors, the type of function involved, the public need therefore, the land use pattern in the area, and the nature of the impact on the surrounding property.

15

Section 2. This Board approves the recommendations in the attached memorandum and authorizes the County Manager to take appropriate action to accomplish them.

The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrian D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day June, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



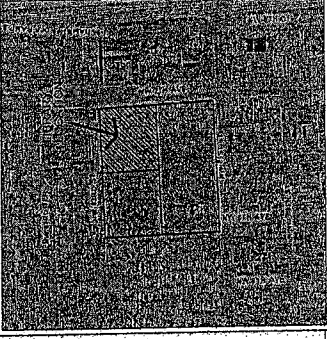
Craig H. Coller

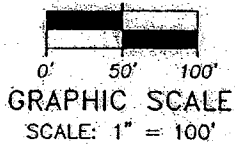
Exhibit A
LEGAL DESCRIPTION FOR ARCOLA BRANCH LIBRARY

The East 333.5 feet of the North 284.0 feet of the following described parcel of land:

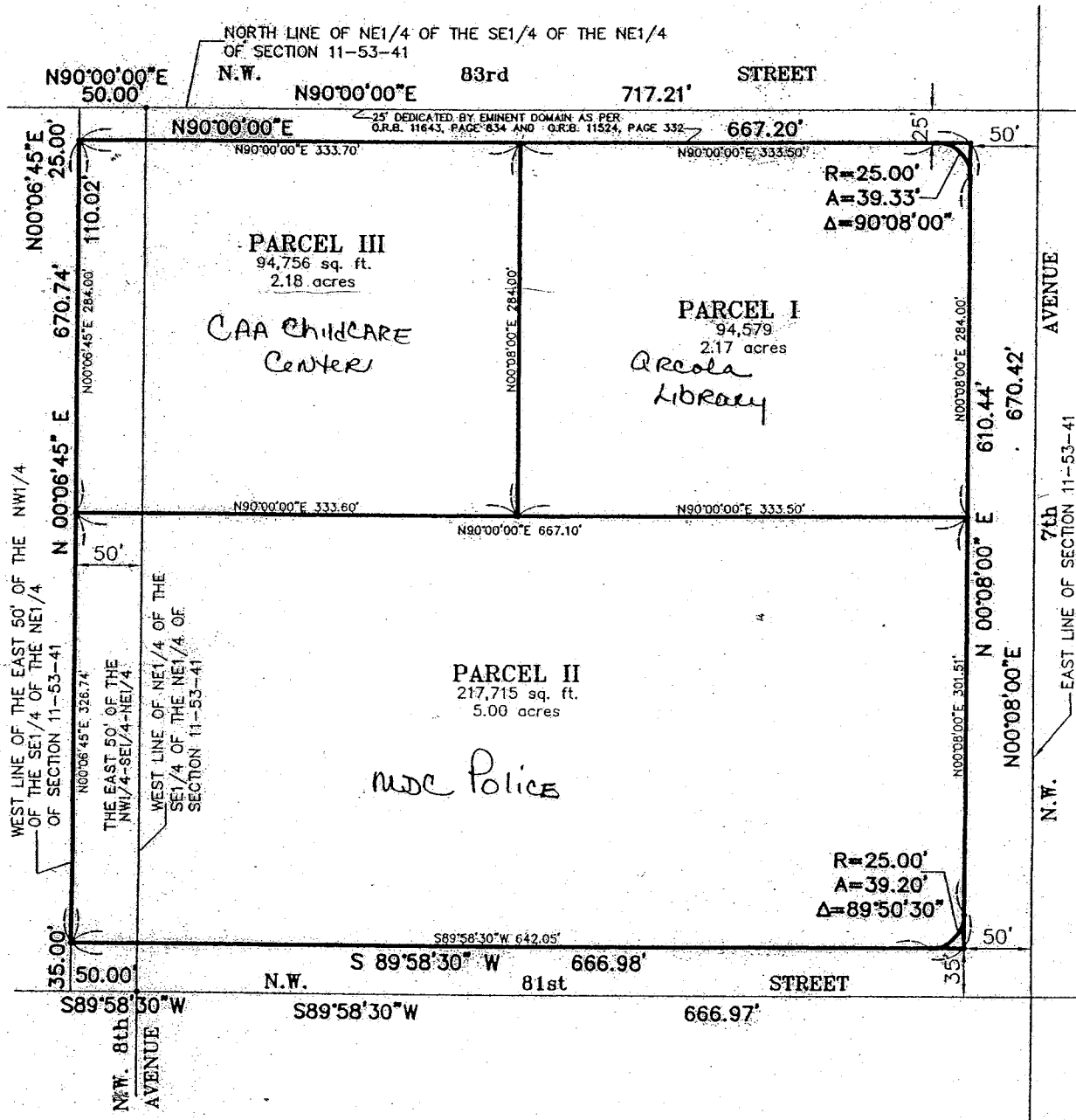
The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, less the East 50 feet thereof, and the East 50 feet of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, all in Section 11, Township 53 South, Range 41 East, Miami-Dade County, Florida.

Less the South 35 feet thereof and less lands described as Parcel 1 in Eminent Domain Proceeding in Order of Taking under Case Number 82-15253-CA-26 recorded December 16, 1982 in Official Records Book 11643, Page 834 and as described in Official Records Book 11524, Page 332 of the Public Records of Miami-Dade County, Florida. Containing 94,579 Square Feet or 2.17 Acres more or less by calculations.





P.T. Point of Termination
 R. Radius
 A. Length
 CH. Chord



K

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

For three parcels located inside the Arcola Property Site

A Portion of the SE 1/4 of the NE 1/4 of

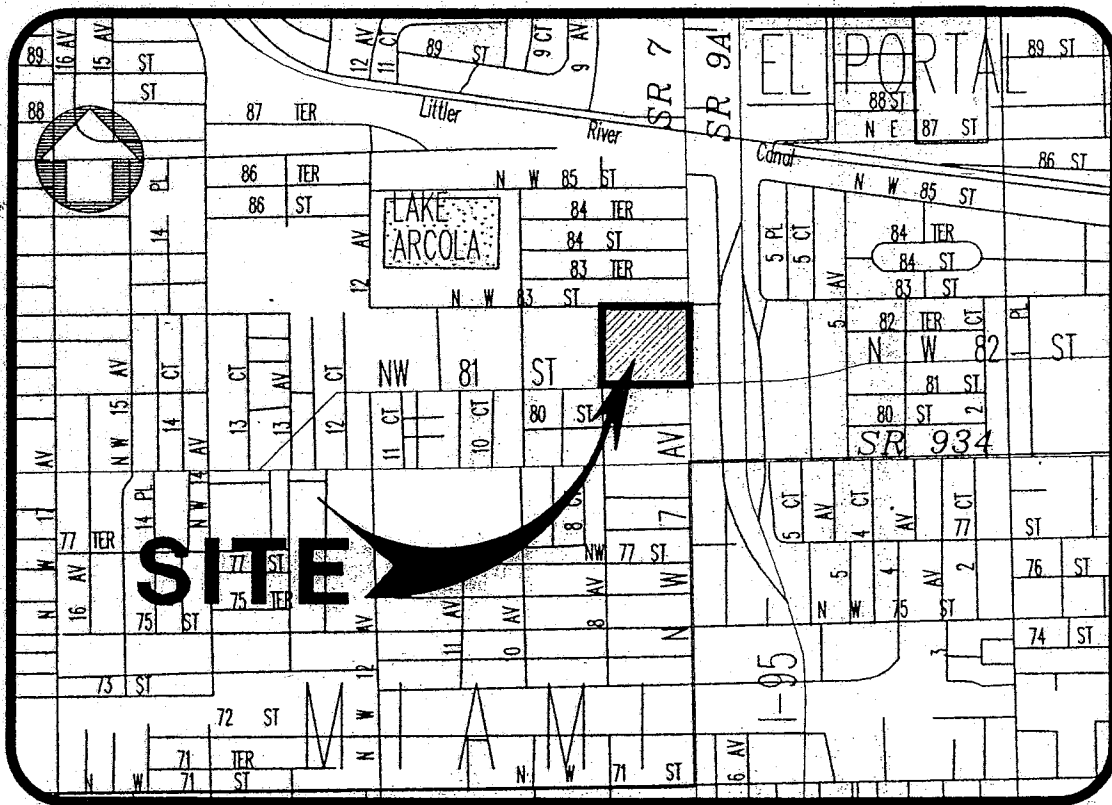
Section 11, Township 53 South, Range 41 East

Miami-Dade County, Florida.

for

MIAMI-DADE COUNTY GSA,

Design and Construction Services Division.



20